

This instrument was prepared by:

(Name) Joseph E. Conn, Jr.  
(Address) 2850 E. Pelham Parkway  
Pelham, Alabama 35124

Send Tax Notice to

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY** \_\_\_\_\_ **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar ( \$ 1.00 ) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**David J. Butler and wife Jeanette P. Butler**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Alan Martin and wife Amanda Martin**

(herein referred to as grantee, whether one or more), the following described real estate, situated in

**SHELBY** \_\_\_\_\_ County, Alabama, to wit:

*Commence at the southwest corner of the northeast quarter of the northeast quarter of Section 23, Township 21 south, Range 3 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter a distance of 299.46' to a point; Thence turn 91 degrees 31 minutes 48 seconds right and run easterly a distance of 218.58' to the point of beginning of the property being described; Thence continue along last described course a distance of 291.45' to a point; Thence turn 88 degrees 28 minutes 12 seconds right and run southerly a distance of 149.46' to a point; Thence turn 91 degrees 31 minutes 48 seconds right and run westerly a distance of 291.45' to a point; Thence turn 88 degrees 28 minutes 12 seconds right and run northerly a distance of 149.46' to the point of beginning, containing 1.0 acre, more or less. Property is subject to any and all easements, restrictions and/ or limitations of probated record and/ or applicable law.*

**TO HAVE AND TO HOLD.** To the said GRANTEE, his, her or their heirs and assigns forever

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10<sup>th</sup>  
day of September, 19 99

David J. Butler (Seal) \_\_\_\_\_ (Seal)  
Jeanette P. Butler (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

**STATE OF ALABAMA**

Shelby \_\_\_\_\_ **County** } **General Acknowledgment**

I, LAVERNE E. RIKARD a Notary Public in and for said County,  
in said State, hereby certify that DAVID BUTLER & JEANETTE

whose name(s) IS signed to the foregoing conveyance, and who is known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 10<sup>th</sup> day of September, 19 99

EXP 8/4/2000

LaVerne E. Rikard  
Notary Public

Inst # 1999-38164

09/10/99 09:16 AM  
03:19 PM  
SHELBY COUNTY  
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